



www.ForwardLendingMtg.com

844.941.5626

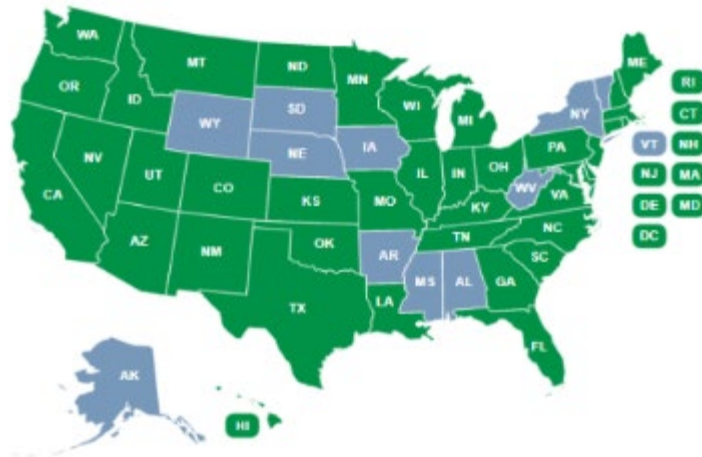
Forward Lending

We Keep You Moving Forward

Speed, Quality, Service

Forward Lending provides Speed, Quality and Service. Our combination of wholesale loan products and wholesale loan rates in the industry surpass the competition. We understand our clients need loan programs that give you the competitive edge with your customers. With a variety of different home loan products and programs to choose from including unique, Non-QM loan portfolio products, there's no other place to look than *FORWARD*.

Licensed States

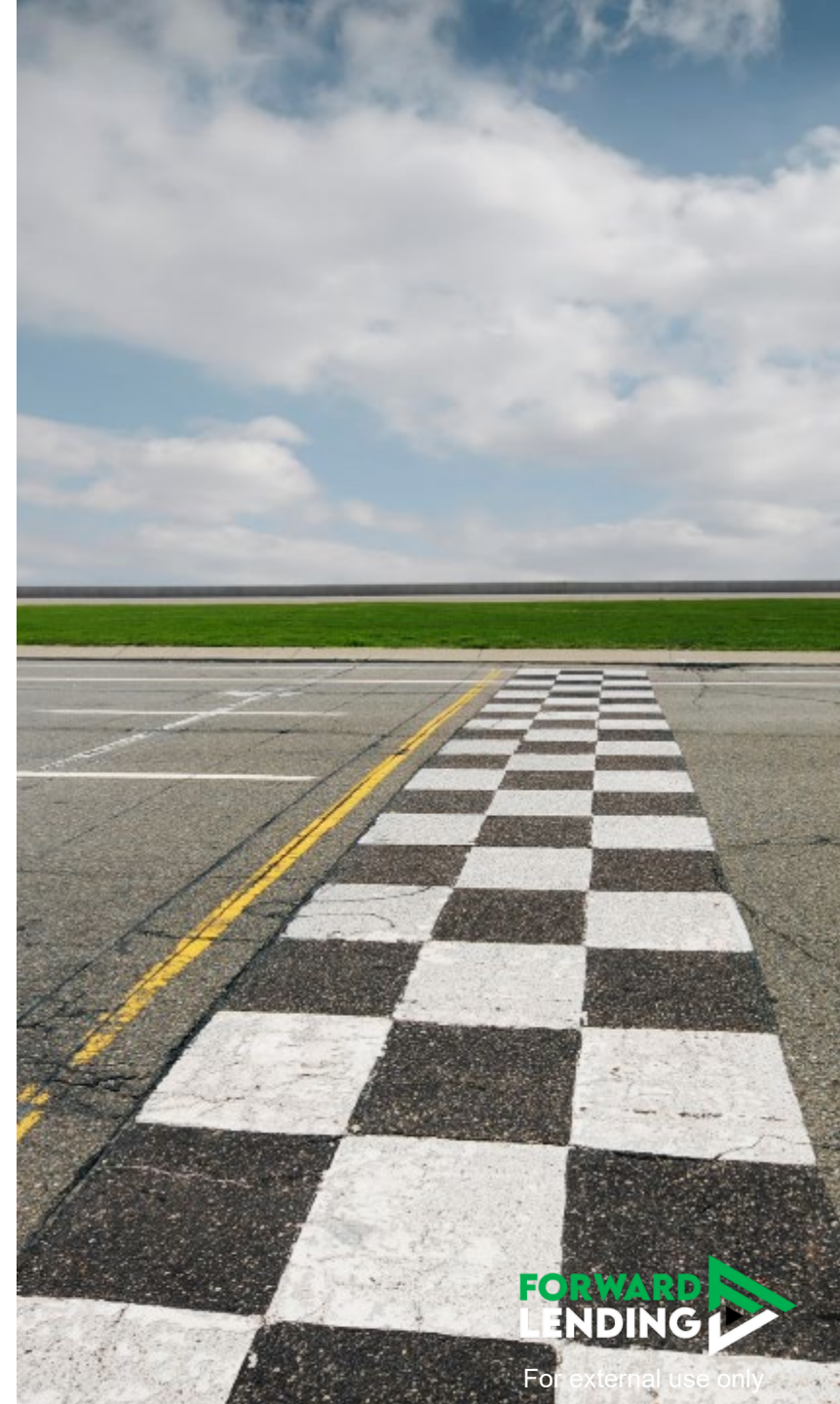


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WEBINAR HOSTS



Jenny Beck, Director of Learning and Development



AGENDA

- Specials!
- Closed End Seconds
 - Concurrent
 - Standalone
- Down Payment Assistance Programs
 - Fast100/Fast100 Plus
 - CalHFA / MyHome/ZIP
- Resources/Marketing Available
- Q&A



MOVE AHEAD OF THE PACK WITH OUR SPECIALS

Spring Government Special

- 25 BPS price improvement on FHA and VA loans < 680 FICO
- 35 BPS Select Government Loans* > 680 FICO, =>\$250k DPA not included
 - FHA, VA and USDA

**DPA not included in Select Government Loan Specials*

Spring Non-QM Special, Full Doc, Alt Doc and DSCR

- 25 BPS off on <=70% LTV with 700-739 FICO
- 50 BPS off on <=70% LTV with 740+ FICO.
- Select loan programs not included on Non-QM Specials

Offers are for New Loans Submitted May 1st through May 31st, 2023 except Non-QM Underwriting Fee reduction which is available for New Loans Submitted May 1st, 2023 through June 30, 2023.

Restrictions apply on Specials so please speak with your Account Executive.



FREE TRAINING FOR TEAMS

THE TRACK

- Receive free training on one of the most powerful tools to help you close more loans, The Track.
- Learn how to submit, price, disclose your loan in minutes using our new TPO portal.
- Get an edge on the competition and expand your business at the same time with The Track.
- Schedule training now and reserve a spot for you and your team.
- Training available now!
<https://forwardlendingmtg.com/the-track/>

CLOSED END SECONDS (CES)



CLOSED END SECONDS (CES)

Reach more clients with Closed-End Second Mortgages!

Closed-End Second Mortgages (CES) provide the option to tap into the equity of a home to access cash without affecting the rate of the original loan.

Some of the Benefits:

- ✓ Get cash out without refinancing existing loan
- ✓ Seconds do not require MI
- ✓ Lowers the down payment on a home purchase when paired with a first
- ✓ Pay for large purchases without having to take out other high interest loans

CLOSED END SECONDS GENERAL HIGHLIGHTS

Program Highlights

- **Concurrent** UW to follow 1st
 - Prime- Agency or Jumbo (No FHA, VA, or Non-QM)
- **Standalone** Follows FNMA
 - Refer to Matrix to see what permittable
- FICO Down to 680
- Max CLTV 90% on Primary Residence
- Max CLTV 75% on Second Homes
- Max CLTV 75% on 2-4 Units properties
- Terms: 10, 20, 30-year fixed terms
- SFR, PUD, 2-4 Unit, Condo
- Investment Properties!
- Minimum Loan Amount \$100,000
- Maximum Loan Amount \$500,000
- Maximum Combined Liens = \$2,500,000
- Housing History – 0x30x6 & 1x30x24
- Major Derogatory Credit- **7 years** seasoning
- Forbearance w/missed payments – **4 years** seasoning

*refer to our complete matrix on our wholesale website

CES's ELIGIBILITY MATRIX EXAMPLE



Second Rate Sheet
forwardLendingMtg.com
Effective Date: 5/15/23
Revised: 5/15/23

Forward Closed End Second Matrix

Concurrent Close Eligibility Matrix						
Loan Amount	Occupancy	Property ²	Purchase, Rate/Term & Cash-out Refi			
			FICO to Max CLTV ¹			
			740+	720+	700+	680+
\$ 350,000	Primary Residence	SFR/PUD/ 2-4 Unit/Condo	90%	85%	85%	75%
\$ 500,000			85%	85%	85%	75%
\$ 350,000	Second Home	SFR/PUD/Condo	75%	75%	75%	75%
\$ 500,000			75%	75%	75%	70%
\$ 350,000	Investment	SFR/PUD/ 2-4 Unit/Condo	80%	75%	75%	65%
\$ 500,000			75%	75%	75%	65%
Standalone Close Eligibility Matrix						
Loan Amount	Occupancy	Property ²	Rate/Term & Cash-out Refi			
			FICO to Max CLTV ¹			
			740+	720+	700+	680+
\$ 350,000	Primary Residence	SFR/PUD/ 2-4 Unit/Condo	90%	85%	85%	75%
\$ 500,000			85%	85%	75%	75%
\$ 350,000	Second Home	SFR/PUD/Condo	75%	75%	75%	75%
\$ 500,000			75%	75%	75%	70%
\$ 350,000	Investment	SFR/PUD/ 2-4 Unit/Condo	80%	75%	75%	65%
\$ 500,000			75%	75%	75%	65%
¹ 5% CLTV reduction for declining market						
² 75% max CLTV on 2-4 Unit						
Concurrent Close			Standalone Close			
Min Loan Amount			\$100,000			
Max LTV/CLTV/HCLTV	More restrictive of 1st lien program or Eligibility Matrix		Owner Occupied - 85% Second Home - 75%			
Eligible 1st liens	Agency, Jumbo fixed rate & ARMs with fixed term ≥ 5 yrs		All first liens except those listed under Product Restrictions eligible			
Max Combined Liens	\$2.5MM 1st lien must be \$1 higher than 2nd lien					
DTI	More restrictive of 1st lien program or 50% max DTI		50% max DTI			
Housing History	0 x 30 x 6 and 1 X 30 X 24					
Appraisal	• 1st lien appraisal utilized • If 1st lien PIW, AVM allowed w/ ≤ \$250,000 • Otherwise, full appraisal required		• AVM allowed w/≤ \$250,000 • Otherwise, full appraisal required			
Secondary Valuation	Required on all loans, acceptable product options: • AVM w/ confidence score ≥ .90 & FSD ≤ .10 • Exterior-only Appraisal • Full Appraisal					
Assets	Follow 1st lien program requirements		Follow FNMA selling guide			
Credit	Follow 1st lien program requirements		Follow FNMA selling guide			
FICO	All borrowers must have at least 1 credit score Middle of 3 FICOs or lower of 2 FICOs used Lowest representative FICO for all borrowers utilized • 7 years (BK, SS, DIL, PFC, FC, MCO, MOD) 4 years (FB w/ missed payments) • Judgements collections and tax liens must be paid					
Credit Event						
Income	Follow 1st lien program requirements		2 year documented history required			
Reserves	Follow 1st lien program requirements		No additional reserves required			
Qualifying - Sr Liens	Interest Only: Fully amortizing rate ARM: Follow FNMA selling guide					
Title	Full Title policy covering both liens		• ≤ \$250,000: O & E Property Report • > \$250,000: Full Title Policy			
Underwriting	More restrictive of 1st lien program or product matrix		More restrictive of FNMA selling guide or product matrix			
Additional Product Details						
Eligible Borrowers*	US Citizens Permanent Resident Aliens Non-Permanent Resident Aliens First time Homebuyers					
Geographic Restrictions	US Territories & following states ineligible: AL, AK, IA, MS, NE, NY, SD, TN (20 year term only), TX, VT, WV, WY					

Loan Programs		
Fixed Fully Amortized	<ul style="list-style-type: none">• 10-Year Fixed (120 Months)• 20-Year Fixed (240 Months)• 30-Year Fixed (360 Months)	
	Product Features	
Closed End Second (CES)	<ul style="list-style-type: none">• Fixed term loan• Fully disbursed at closing, no draw feature• Eligible as 2nd lien only• Must subordinate to OCMB 1st mortgage when concurrent close• Qualifying rate is note rate• Qualifying payment is fully amortized payment	
	Product Restrictions (Not Permitted)	
Borrowers		
<ul style="list-style-type: none">• Affiliated with OCMB investors• Corps, LPs and LLCs• Co-signers• Foreign Nationals• Guardianships	<ul style="list-style-type: none">• Income will not continue ≥ 3 yrs• ITIN• Land Trusts• Less than 18 years old• Life estates	<ul style="list-style-type: none">• Non-occupying co-borrowers• Party to a lawsuit• Trust Estates• With diplomatic immunity• Without a valid SSN
Transactions		
<ul style="list-style-type: none">• Assumable loans• Community Seconds• 1st lien with non OCMB lender• Escrow holdbacks	<ul style="list-style-type: none">• High Cost Mortgage Loans• Income from cannabis or hemp• Income from adult entertainment industry	<ul style="list-style-type: none">• Listed for sale within last 6 mos• Property flips• Temporary buydowns
1st Liens - Concurrent Close		
<ul style="list-style-type: none">• Agency and Non-Agency fixed rate and ARM's with initial fixed term < 5 years• FHA, VA or USDA mortgages	<ul style="list-style-type: none">• High-LTV Refinance• HomeOne• HomePath• HomePossible	<ul style="list-style-type: none">• HomeReady with Reduced Mortgage Insurance Option• Home Style• Non-QM Loans
1st Liens - Standalone Close		
<ul style="list-style-type: none">• Ballon notes or features• Construction or renovation loans• Home equity lines of credit or credit lines	<ul style="list-style-type: none">• Land Trusts• Loans in forbearance or deferment• Negative Amortization	<ul style="list-style-type: none">• Renovation loans• Reverse Mortgages
Property Types		
<ul style="list-style-type: none">• Bed and Breakfast• Churches• Commercial and mixed use• Condomets• Co-Ops• Dwellings with > 4 units• Farms, hobby farms, ranches or orchards	<ul style="list-style-type: none">• Domes or geodesic domes• HI properties in lava zone 1 or 2• Houseboats• Leasehold properties• Manufactured homes• Mobile homes• Native American lands• Non-warrantable condos	<ul style="list-style-type: none">• Properties > 10 acres• Properties with PACE liens• Properties with deed or resale restrictions• Properties zoned agricultural• Solar panels that affect 1st lien• Unimproved lands• Unique properties (log homes)

Loan Programs		
Fixed Fully Amortized	<ul style="list-style-type: none">• 10-Year Fixed (120 Months)• 20-Year Fixed (240 Months)• 30-Year Fixed (360 Months)	
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Property Types		
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CES's HOW TO PRICE IN THE TRACK

- 1) Enter proposed 2nd Loan amount when loan is cash out
- 2) Select "Second"
- 3) Enter representative FICO
- 4) Add DTI
- 5) "Loan Amount" is proposed 2nd Loan amount
- 6) Enter current balance on 1st mortgage loan amount
- 7) LTV is based on 2nd loan amount
- 8) CLTV is combination of 1st mortgage loan balance and proposed 2nd loan amount

Mortgage information

NanQ(Non-QM) ☒ No ☐ Yes

Loan type * Conventional

Loan purpose * Refinance

Purpose of refinance * CashOut

Cash Out Amount * 120,000 **1**

Lien position ☐ First ☒ Second **2**

Doc type * Full

Loan term 30 Year

Amortization ☒ Fixed ☐ ARM

Low-Mid FICO * 680 **3**

DTI * 43.00 **4**

Underwriting Result * None/Not Submitted

Buydown Type None

Is there a Co-Borrower? ☒ No ☐ Yes

Waive escrows ☐ No ☒ Yes

Self Employed ☒ No ☐ Yes

Mtg insurance None

\$0.00 **MI**

Include Down Payment Assistance? ☒ No ☐ Yes

First Time Homebuyer? ☒ No ☐ Yes

Agency Program N/A

Property Information

Property zip * 83642

Property state * ID

Property city * Meridian

Property type * SFD

Units 1

Occupancy type * Primary

Comp source Borrower Paid

My comp plan: BP: **1.516**

Fixed Fee: 0

Min: 1,000

Max: 10,000

UW fee buyout * ☒ No ☐ Yes (Fee bought-out)

Est. value * 680,000

Loan amount * 120,000 **5**

1st Mtg Amount * 385,000 **6**

LTV * 17.647 **7**

CLTV 74.265 **8**

CES's THINGS TO KNOW!

Things to Know!

- Quick Submit or Self-Disclose in The Track
- Concurrent Closes require 2 loan submissions
- Conditional Approval prior to locking
- Pricing in the Track select lien position as second
- \$995 Underwriting/Application/Origination Fee (based on state requirement)
- Broker Paid Comp ONLY
- Max 2.00% BPC



Fast100/Fast100 PLUS

One of the most innovative DPAs Available!



Fast100 HIGHLIGHTS

- 600 FICO Minimum
- DU/Approve Eligible
- Follows FHA guidelines/Loan Limits/Minimal Overlays
- Cannot be subordinated
- 0% Interest rate on 2nd \$0 Payment on 2nd NOT included in the DTI
- 100% CLTV FHA Loan (Combining 1st and Subordinate Lien)
- *Refer to our complete Matrix at:
[Forward FHA 100 – Forward Lending \(forwardlendingmtg.com\)](http://forwardlendingmtg.com)



Fast100 PLUS HIGHLIGHTS

- 600 FICO Minimum
- DU/Approve Eligible
- Follows FHA guidelines/Loan Limits/Minimal Overlays
- Cannot be subordinated
- Interest Rate 2% greater than the 1st
 - Payment amortized over 10 years
 - Monthly payment included in DTI
- 100% CLTV FHA Loan (Combining 1st and Subordinate Lien)
- *Refer to our complete Matrix at:
[Forward FHA 100 – Forward Lending \(forwardlendingmtg.com\)](http://forwardlendingmtg.com)

PRICING IN THE TRACK

Loan Scenario

Mortgage Information

Non-QM

☒ No ☐ Yes

Loan type *

FHA

Loan purpose *

Purchase

Doc type *

Full

Loan term

30 Year

Amortization

☐ Fixed ☐ ARM

Low-Mid FICO *

700

DTI *

40.00

Underwriting Result *

DU Approve/Eligible

Is there a Co-Borrower?

☒ No ☐ Yes

Buydown Type

☒ None ☐ 2/1

Include Down Payment Assistance?

☐ No ☒ Yes

Do you want to finance the upfront MIP?

☐ No ☒ Yes

Channel *

Wholesale

Price Group

Comp source

Lender Paid

Comp %:

2.75

Fixed Fee:

0

Min:

1000

Max:

8000

Base:

Total Loan Amount

UW & Doc fee buyout *

☒ No ☐ Yes (Fee bought-out)

Purchase price *

400000

Est. value *

400000

Loan amount *

386000

Subordinate financing

14000

LTV *

96.500

CLTV

100.000

Gross loan amount

392755

Property Information

Property zip *

90024

Property state *

CA

Property city *

Los Angeles

Property type *

SFD

Units *

1

Occupancy type *

Primary

Forward Lending - Wholesale - Fast 100 (DPA) 30 Year Fixed							
5.250	6.832	92.329	✓	\$30,128	2168	271	2439
5.500	7.036	92.859	✓	\$28,046	2230	271	2501
5.625	7.108	93.390	✓	\$25,961	2260	271	2531
5.750	7.181	93.911	✓	\$23,914	2292	271	2563
6.000	7.406	94.218	✓	\$22,709	2354	271	2625
6.125	7.478	94.739	✓	\$20,662	2386	271	2657
6.250	7.552	95.240	✓	\$18,695	2418	271	2689
6.500	7.801	95.315	✓	\$18,400	2482	272	2754
6.625	7.875	95.806	✓	\$16,472	2514	272	2786
6.750	7.950	96.287	✓	\$14,582	2547	272	2819
6.875	7.997	97.015	✓	\$11,723	2580	272	2852
7.000	8.067	97.527	✓	\$9,712	2613	272	2885
7.125	8.146	97.988	✓	\$7,902	2646	272	2918
7.250	8.273	98.429	✓	\$6,170	2679	272	2951
Forward Lending - Wholesale - Fast 100+ (DPA) 30 Year Fixed							
5.250	6.641	94.129	✓	\$23,058	2168	271	2439
5.500	6.843	94.659	✓	\$20,977	2230	271	2501

Fast100 THINGS TO KNOW!

Things To Know!

- Quick Submit or Self Disclosed in The Track
- Submit the 1st only, the 2nd will be created and disclosed by Setup
- When Priced in The Track select Fast100 pricing, will automatically fill in appropriate fields of 1003 for AUS
- Follows FHA Guidelines



COMPLETE MATRIX ON OUR WEBSITE

The screenshot displays the Forward Lending website interface. At the top left is the logo with the text "FORWARD LENDING" and a green triangle icon. The navigation bar includes links for "PROGRAMS", "RATES", "RESOURCES", "GET APPROVED", "ABOUT US", "CONTACT US", "NEWS", and "SUBMIT". A dropdown menu is open under "PROGRAMS", listing various loan types: "CONVENTIONAL LOANS", "CALHFA DPA", "CLOSED END SECONDS", "FHA LOANS", "VA LOANS", "USDA LOANS", "NON-QM", "BUYDOWN LOANS", "FHA FAST 100" (highlighted in green), "REFINOW", and "JUMBO LOANS". Below the menu, a featured article titled "FHA Fast 100 & Fast 100 Plus" is visible, with a sub-headline "100% CLTV Loan, DPA Program | Exclusive to..." and a green button labeled "View Our Fast 100 Matrix". To the right, another article titled "DPA Program For FHA" is shown, featuring a green button labeled "Learn More" and a text block: "Have a loan that you want to discuss with our experienced team? Drop the details here." Below this, a form field for "First name*" is partially visible. The background of the website features a green and white racing car on a track.

CalHFA DPAs



CalHFA General Requirements

General Requirements

- ✓ First Time Home Buyer
- ✓ California Properties
- ✓ 1-Unit Primary Residence
- ✓ 105% Max CLTV
- ✓ Borrowers' income must be within CalHFA income Limits
- ✓ Homebuyer Education Required for at least one Borrower
- ✓ Max allowable 'Lender' fees is greater of \$3,000 or 3% of the loan amount
- ✓ No fees permitted on the subordinate liens

California Housing Finance Agency			
2022 Government & Conventional Income Limits			
For All CalHFA First Mortgage and Subordinate Mortgages			
(Por todas hipotecas primeras y subordinadas)			
Effective: 06/06/2022 (Vigentes a partir del 6 de junio 2022)			
County	LIMIT	County	LIMIT
ALAMEDA	\$282,000	ORANGE	\$235,000
ALPINE	\$188,000	PLACER	\$202,000
AMADOR	\$171,000	PLUMAS	\$163,000
BUTTE	\$168,000	RIVERSIDE	\$173,000
CALAVERAS	\$178,000	SACRAMENTO	\$202,000
COLUSA	\$159,000	SAN BENITO	\$208,000
CONTRA COSTA	\$282,000	SAN BERNARDINO	\$173,000
DEL NORTE	\$159,000	SAN DIEGO	\$211,000
EL DORADO	\$202,000	SAN FRANCISCO	\$300,000
FRESNO	\$159,000	SAN JOAQUIN	\$168,000
GLENN	\$159,000	SAN LUIS OBISPO	\$216,000
HUMBOLDT	\$159,000	SAN MATEO	\$300,000
IMPERIAL	\$159,000	SANTA BARBARA	\$198,000
INYO	\$163,000	SANTA CLARA	\$300,000
KERN	\$159,000	SANTA CRUZ	\$236,000
KINGS	\$159,000	SHASTA	\$177,000
LAKE	\$159,000	SIERRA	\$178,000
LASSEN	\$159,000	SISKIYOU	\$159,000
LOS ANGELES	\$180,000	SOLANO	\$215,000
MADERA	\$159,000	SONOMA	\$223,000
MARIN	\$300,000	STANISLAUS	\$159,000
MARIPOSA	\$159,000	SUTTER	\$159,000
MENDOCINO	\$159,000	TEHAMA	\$159,000
MERCED	\$159,000	TRINITY	\$159,000
MODOC	\$159,000	TULARE	\$159,000
MONO	\$161,000	TUOLUMNE	\$166,000
MONTEREY	\$178,000	VENTURA	\$228,000
NAPA	\$236,000	YOLO	\$211,000
NEVADA	\$194,000	YUBA	\$159,000

CalHFA Programs Offered

CalHFA Conventional Loan DPAs

CalHFA Conventional DPA Loans and MyHome offer a deferred payment program up to the lesser of 3% of the purchase price or appraised value to assist with down payment and/or closing costs. ZIP Not Allowed.

CalPLUS Conventional DPA, MyHome, and ZIP provide the down payment assistance of MyHome with the addition of the ZIP program for closing costs.

- Max LTV 97%
- Min FICO 680
- DU Approve/ Eligible
- Max DTI 45% / 50% Max DTI w/700+ FICO
- Manufactured Homes Max DTI 45%, regardless of FICO
- Follows FNMA HFA Preferred guidelines with CalHFA Overlays



CalHFA Programs Offered

CalHFA FHA Loan DPAs

CalHFA FHA DPA Loans and MyHome offer a deferred payment program up to the lesser of 3.5% of the purchase price or appraised value to assist with down payment and/or closing costs.

CalPLUS FHA DPA, MyHome, and ZIP provide the down payment assistance of MyHome with the addition of the ZIP program for closing costs.

- Max LTV 96.5%
- Min FICO 640
- DU or LPA Approve/Eligible or LPA Accept
- Manual UW allowed with 660 Min FICO and 43% Max DTI
- Manufactured Homes Max DTI 45%, regardless of FICO
- Follows FHA guidelines with CalHFA Overlays



CalHFA DPA & Closing Costs

CalHFA MyHome Assistance Program Highlights (DPA)

- 3.5% FHA
- 3% Conventional
- Based on Sales Price or Appraised Value, whichever is less
- Used for Down Payment and/or Closing Costs
- Can be combined with ZIP (zero interest program for closing costs)
- 1% Simple Interest Deferred Payment

CalHFA Zero Interest Program (ZIP)- Program Highlights (Closing Costs)

- FHA- 2% ZIP of the first mortgage loan amount used to cover closing costs **ONLY**
- Conventional- 2% or 3% of the First Mortgage Loan Amount Used to cover closing costs **ONLY**
- **Can be combined with MyHome on CalPLUS programs**
- 0.00% interest deferred payment



PRICING IN THE TRACK

Complete the Pricer to receive CalHFA pricing

- Select the correct Loan Type
- Make sure the FICO and DTI are completed
- DPA and FTHB = YES
- Borrower Paid Comp only
- Set LTV and CLTV
- Click Pricing

Rate	APR	30 Day Price	Rebate/ Discount	P&I	MI	PIMI
Forward Lending - Wholesale - CalHFA FHA 30 Year Fixed MyHome ⓘ						
6.250	6.963	100.000 ✓	\$0	\$2,418	\$177	\$2,595
Forward Lending - Wholesale - CalHFA FHA 30 Year Fixed 2% ZIP ⓘ						
7.750	8.479	100.000 ✓	\$0	\$2,813	\$177	\$2,990

Loan Scenario

Mortgage Information

Non-QM ☒ No ☐ Yes

Loan type *

FHA

Loan purpose *

Purchase

Doc type *

Full

Loan term

30 Year

Amortization ☐ Fixed ☐ ARM

Low-Mid FICO *

700

DTI *

40.00

Underwriting Result *

DU Approve/Eligible

Buydown Type

None

Is there a Co-Borrower? ☒ No ☐ Yes

Include Down Payment Assistance? ☐ No ☒ Yes

Do you want to finance the upfront MIP? ☐ No ☒ Yes

First Time Homebuyer? ☐ No ☒ Yes

Comp source

Borrower Paid

My comp plan: BP:

0.000

Fixed Fee: 0

Min: 0

Max: 0

UW fee buyout * ☒ No ☐ Yes (Fee bought-out)

Purchase price *

400,000

Est. value *

400,000

Loan amount *

386,000

Sub Financing

34,000

LTV *

96.5

CLTV

105.000

Gross loan amount

392,755

Property Information

Property zip *

92503

Property state *

CA

Property city *

Riverside

Property type *

PUD

Units

1

Occupancy type *

Primary


CalHFA Things To Know!

Things to Know!





- Lender Disclosed in the Lounge
- Submit 1st only, we will create and disclose 2nd and possible 3rd at set up
- CalHFA completes a pre-closing/compliance review, loans must be locked
- Broker / AE will be notified of anticipated CalHFA review date
- Final Approval will come after CalHFA approval
- Refer to the complete matrix for additional details
- **All CalHFA loans require a 2nd signature**




Resources, Rates/Matrices Available!

 844.941.5626

Make A Payment



PROGRAMS ▾ RATES RESOURCES ▾ GET APPROVED ABOUT US

FHA Fast 100 & Fast 100 Plus

100% CLTV Loan, DPA Program | Exclusive to

View Our Fast 100 Matrix

CONVENTIONAL LOANS ▾

CALHFA DPA ▾

CLOSED END SECONDS ▾

FHA LOANS ▾

VA LOANS

USDA LOANS

NON-QM ▾

BUYDOWN LOANS ▾

FHA FAST 100

REFINOW

JUMBO LOANS

CALHFA MYHOME


CALHFA DREAM FOR ALL

DPA Program For FHA

Program

Highlights include:

- Down Payment Assistance Programs – FHA Fast 100
- FHA First Loan
- Subordinated Second Loan (2.5%)



CALHFA GOVERNMENT PROGRAM MATRIX

CALHFA GOVERNMENT ELIGIBILITY MATRIX								
First Mortgage Programs ¹								
Program Name	Max Loan Amount ²	Loan Type	Property Type	AUS Requirement	Max LTV/CLTV ²	Min Credit Score	Max DTI	Subordinate Options
CalHFA FHA Program	FHA County Loan Limits	203b	SFR and Condos	DU Approve/Eligible or LPA Accept	96.5%/105%	640	45%	MyHome required, FHA Approved Seconds optional
			SFR and Condos	Manual Underwriting	96.5%/105%	660	43%	
			Manufactured Homes	DU Approve/Eligible or LPA Accept	96.5%/105%	660	45%	
CalPLUS FHA Program	FHA County Loan Limits	203b	SFR and Condos	DU Approve/Eligible or LPA Accept	96.5%/105%	640	45%	ZIP required, MyHome, FHA Approved Seconds optional
			SFR and Condos	Manual Underwriting	96.5%/105%	660	43%	
			Manufactured Homes	DU Approve/Eligible or LPA Accept	96.5%/105%	660	45%	

¹ Each borrower must be a first time homebuyer


²First mortgages in which the total loan amount exceeds \$726,200 are considered High Balance Loans. See rate sheet for pricing and fees.

Subordinate Programs					
Program Name	Max Loan Amount	Interest Rate	Loan Proceeds Purpose	First Mortgage Options	Lien Position
MyHome Assistance Program	FHA = 3.5% VA = 3% of appraised value or sales price, whichever is less	1%	Down Payment and Closing Costs Assistance	Must be combined with CalHFA FHA or CalHFA VA 1 st mortgage, CalPLUS FHA optional	2nd
Zero Interest Program (ZIP)	2% or 3% of the first (base) mortgage loan amount	0%	Closing Costs Assistance only	CalPLUS FHA 1 st Mortgage required	2nd, 3rd when combined with MyHome

Loan Limits			
1 UNIT	FHA LOW-COST AREA	HIGH-COST AREA FHA FORWARD/FNMA/FHLMC	2023 FHA MORTGAGE LIMITS COUNTY LOOKUP
	\$472,030	\$1,089,300	

FWD-X-CRD_OVERLAY-GOVT_CALHFA REV 04.17.2023

Marketing Available!



CLOSED-END SECOND MORTGAGES

Now Available!

Rev Up Your Pipeline with Closed-End Second Mortgages
Closed-End Second Mortgages (CES) provide the option to tap into the equity of your first mortgage without affecting the rate on the original loan. Plus, it may give you the lump sum all at once for whatever you need.

Why Closed End Seconds Make Sense:

- Get Cash out without refinancing your existing loan
- Seconds do not require Mortgage Insurance
- Rates on Seconds are often better than lines of credit
- Lower the down payment on a home purchase when paired with a first lien*
- Pay for a large purchase such as; home improvements, home renovations, college expenses or medical bills.
- Fixed Term rates available
- Purchase, Rate/Term Refinance and Cash-Out Refinance available

Program Highlights:

- Credit Scores Down to 620
- Loan Amounts up to \$350,000
- Available for Max Comb to \$2.5 Million
- Max CLTV 85%
- Terms: 15, 20, 30 year fixed



★★★★★

TOP 5 REASONS TO SEND US YOUR FHA 100% DPA LOANS

Fast 100 Plus

- ★ Manufactured Homes & Condos Allowed
- ★ No First-Time Homebuyer Requirement
- ★ No DTI Overlays - Per AUS Findings
- ★ 600 FICO Allowed
- ★ Lender Paid Comps are Allowed

**CONTACT US TODAY
TO LEARN MORE!**

We are not affiliated with or acting on behalf of or at the direction of the Federal Housing Administration or the Federal Government.



CalHFA's MYHOME ASSISTANCE PROGRAM IS HERE!

DPA Up To 3.5% Of Purchase Price
Combine with the CalHFA Zero
Interest Program (ZIP) for
closing costs.

We are all about our clients! In addition to our Fast 100 DPA we are also offering CalHFA's FHA MyHome Assistance Program! CalHFA provides access to Fixed-Rate loans with 2nd and 3rd lien options.

FHA Program Highlights:

- 96.50% LTV / 105% CLTV
- Down to 640 FICO
- Up to 50% DTI w/ 700 Fico
- SFR/Condo/Manufactured Homes Allowed
- DU & LP Approve/Accept Eligible
- Manual U/W allowed Min. 660 & Max 43% DTI
- 2nd & 3rd Lien options for the Down Payment & Closing Costs
- Follows FHA County loan limits
- BPC up to 2%

Eligibility:

- Borrower must be a First Time Home Buyer and meet the requirements of the First Loan (not owned/occupied their home in the last 3 years)
- Must be a U.S. citizen, permanent resident, or qualified alien
- Meet CalHFA income limits for this program
- Borrower must complete home buying counseling course and provide a certificate of completion. [calhfa.ca.gov/homebuyer/programs/myhome.htm](https://www.calhfa.ca.gov/homebuyer/programs/myhome.htm)
- California primary residences only

CalHFA Government Loans (FHA): MyHome offers a deferred-payment junior loan of an amount up to the lesser of 3.5% of the purchase price or appraised value to assist with down payment and/or closing costs.

ZIP: CalHFA Zero Interest Program (ZIP) Allows the Borrower to add a 3rd Lien behind the MyHome or a 2nd Lien behind the CalPlus FHA to cover the closing costs. The loan options are 2% or 3% and the remaining if any will be credited towards the Principal Balance.

For more detailed information on this program please contact me or visit the CalHFA page on the MyHome Assistance Program:
<https://www.calhfa.ca.gov/homebuyer/programs/myhome.htm>

CONTACT US

Juju McIntire
EVP | Co-Founder

Michael Gamble
EVP | National Sales Manager

Chris Calderon
EVP | Co-Founder



www.ForwardLendingMtg.com

844.941.5626

THANK YOU

FORWARD LENDING

WE KEEP YOU MOVING FORWARD



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